

# Monte Vista South Area Rezoning

Development Services Department  
City of San Antonio

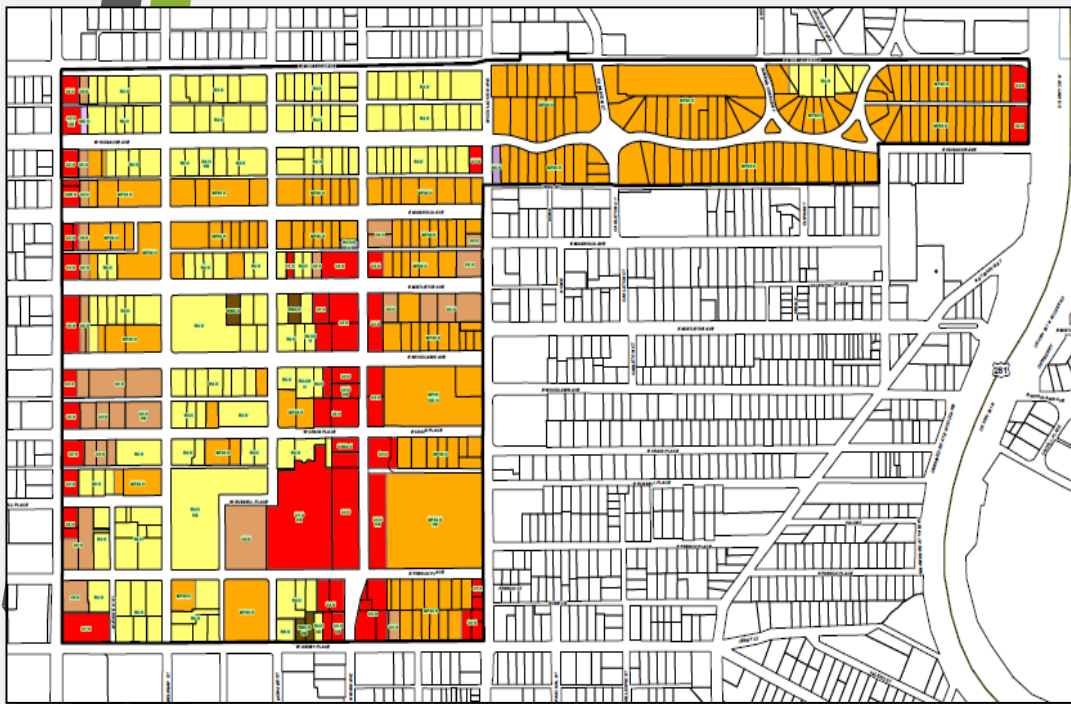
October 7, 2020 and October 8, 2020



Presented by:

Catherine Hernandez – Development Services Administrator

Alina Phillips – Development Services Large Area Rezoning Manager



# WELCOME!

**Everyone is muted upon entry.  
Please unmute yourselves to speak.**

**Monte Vista South Area Rezoning  
Virtual Community Meeting**



# Monte Vista South Area Rezoning

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City of San Antonio

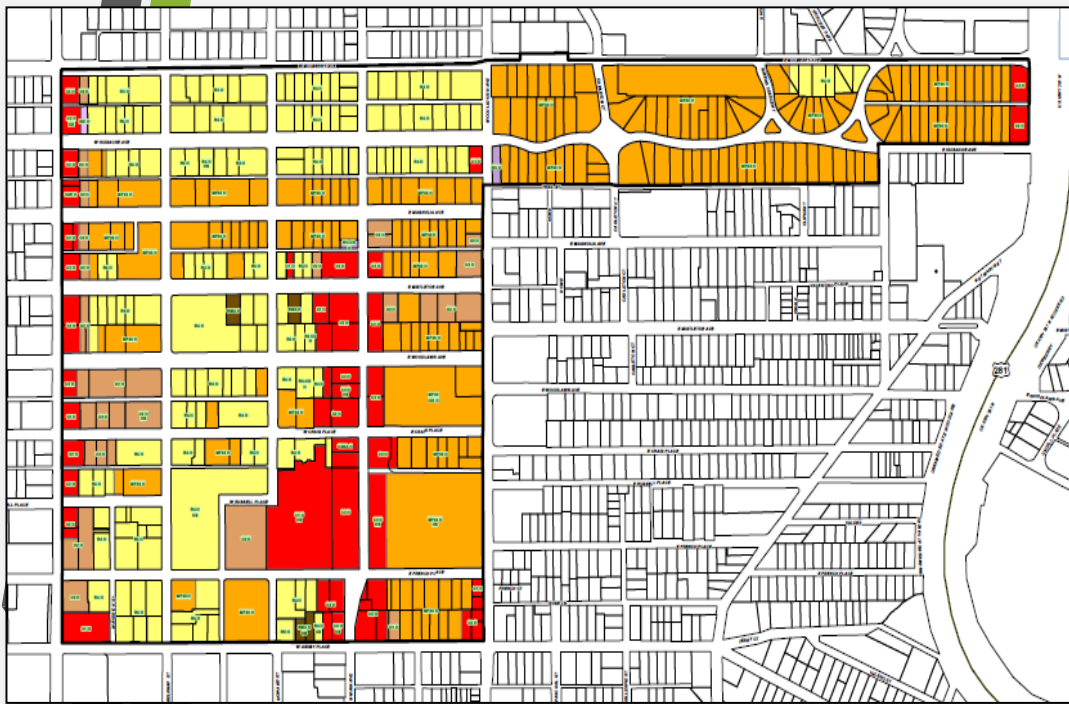
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# AGENDA

- Background
- Zoning History
- Proposed Rezoning Goals
- Rezoning Process
- Tentative Timeline
- Q & A



# BACKGROUND

- City Council Resolution (CCR) to rezone this area was approved on Nov. 9, 2017
- Scope of work included reviewing & rezoning properties bounded by:
  - W. Mulberry Ave. (north)
  - E. Ashby St. (south)
  - McCullough Ave. and N. Hwy. 281 (east)
  - San Pedro Ave. (west)

lj  
09/2017  
m # 23

A RESOLUTION 2017-11-09-0042R

DIRECTING THE DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A PLAN AMENDMENT AND REZONING TO APPROPRIATE LAND USES AND ZONING DISTRICTS FOR PROPERTY GENERALLY LOCATED: AREA 1: INTERSTATE 10 WEST TO THE NORTHEAST, NORTH COLORADO STREET TO THE EAST, LEAL STREET AND WEST POPLAR STREET TO THE SOUTH, NORTH HAMILTON AVENUE AND NORTHWEST 19<sup>TH</sup> STREET TO THE WEST, AND CULEBRA ROAD TO THE NORTH; AREA 2: INTERSTATE 10 WEST TO THE WEST, WEST GRAMERCY PLACE TO THE NORTH, SAN PEDRO AVENUE TO THE EAST, WEST ASHBY PLACE TO THE SOUTH, AND FREDERICKSBURG ROAD TO THE SOUTHEAST; AREA 3: WEST MULBERRY AVENUE TO THE NORTH, US HIGHWAY 281 NORTH TO THE EAST, EAST HUISACHE AVENUE, TRAIL STREET AND WEST ASHBY PLACE TO THE SOUTH, AND SAN PEDRO AVENUE TO THE WEST; AREA 4: EAST MAGNOLIA AVENUE TO THE SOUTH, AND PARCELS ALONG THE EAST SIDE OF NORTH SAINT MARY'S STREET; AREA 5: EAST HILDEBRAND AVENUE TO THE NORTH, SHOOK AVENUE TO THE EAST, EAST HOLLYWOOD AVENUE TO THE SOUTH, AND MCCULLOUGH AVENUE TO THE WEST, AS REQUESTED BY COUNCILMAN TREVINO, DISTRICT 1.

\* \* \* \* \*

**WHEREAS**, in 1938 the original zoning designations of the City were classified through a letter system of "A" through "J" which allowed cumulative zoning, in 1965, the zoning code adopted more categorical zoning districts; and

**WHEREAS**, the 2001 adoption of the Unified Development Code converted all 1938 and 1965 zoning districts to the current zoning districts, in turn, this conversion of the 1938 and 1965 Codes created some nonconforming uses, as they exist within some of this area today; and

**WHEREAS**, City Council desires to have staff initiate a change in the land use plan and the zoning district boundary for property generally located in the following areas:

**Area 1:** Interstate 10 West to the Northeast, North Colorado Street to the East, Leal Street and West Poplar Street to the South, North Hamilton Avenue and Northwest 19<sup>th</sup> Street to the West, and Culebra Road to the North;

**Area 2:** Interstate 10 West to the West, West Gramercy Place to the North, San Pedro Avenue to the East, West Ashby Place to the South, and Fredericksburg Road to the Southeast;

**Area 3:** West Mulberry Avenue to the North, Us Highway 281 North to the East, East Huisache Avenue, Trail Street and West Ashby Place to the South, and San Pedro Avenue to the West;

**Area 4:** East Magnolia Avenue to the South, and parcels along the east side of North Saint Mary's Street;



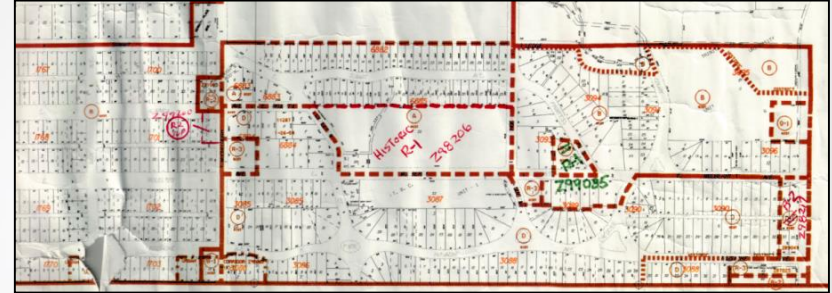
# ZONING HISTORY

Adoption of 2001 UDC converted all 1938 & 1965 zoning districts to change:

FROM	TO
"D" Apartment	"MF-33" Multi-Family
"O-1" Office	"O-2" High Rise Office

This resulted in properties being over- zoned based on their use.

Large Area Rezoning aligns a property's current land-use with appropriate zoning districts.





# PROPOSED REZONING GOALS

- **“MF-33” Multi-Family to “R-4” Single-Family:**

- For Single-Family (R-4) – in some cases adding “CD” (Conditional Use) to allow anywhere from 2-4 units, or rezoning to Office (O) where appropriate

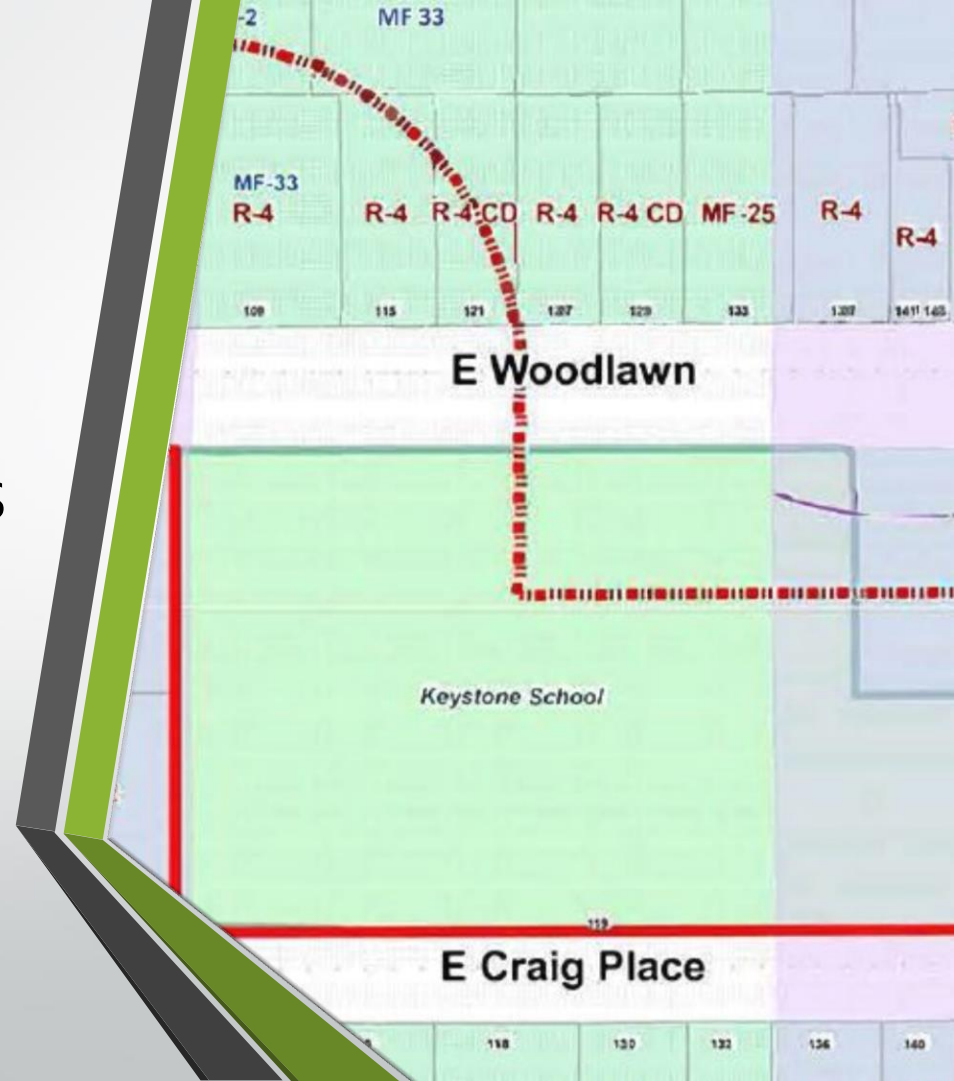
- **Commercial Corridors:**

- Includes down-zoning various commercial districts to less intense commercial districts while maintaining the commercial corridor and protecting adjacent residential uses
- Including McCullough, North Main Ave., and San Pedro Ave.



# HOW TO READ THE MAP

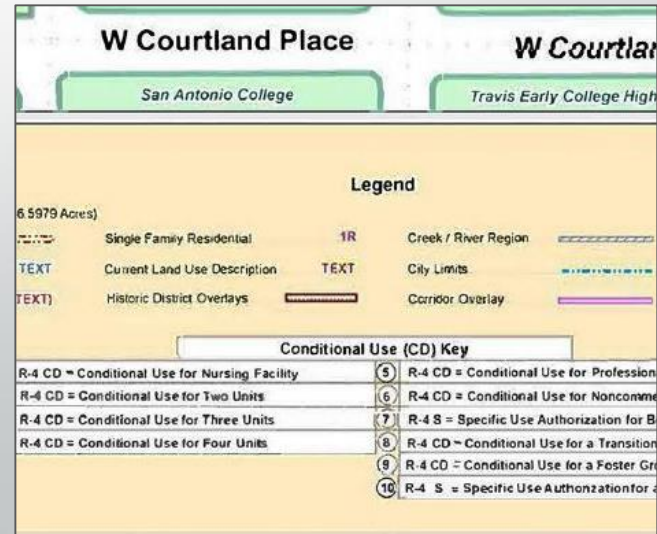
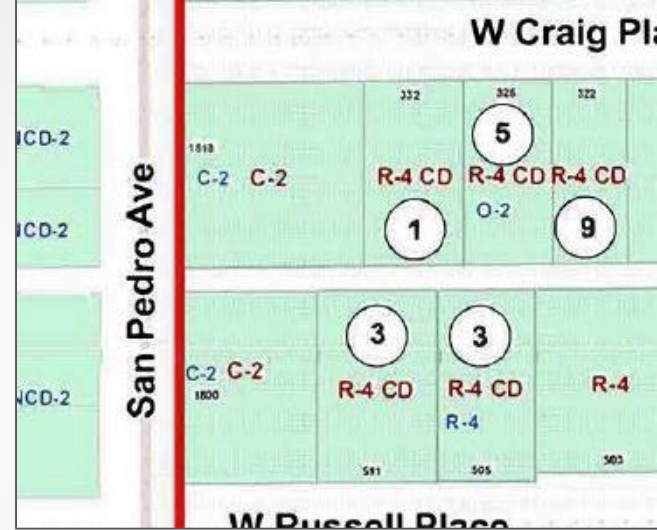
- SOLID RED LINE = BOUNDARIES
- DASHED RED LINES = 200 FEET
- MAPS CAN OVERLAP





# HOW TO READ THE MAP

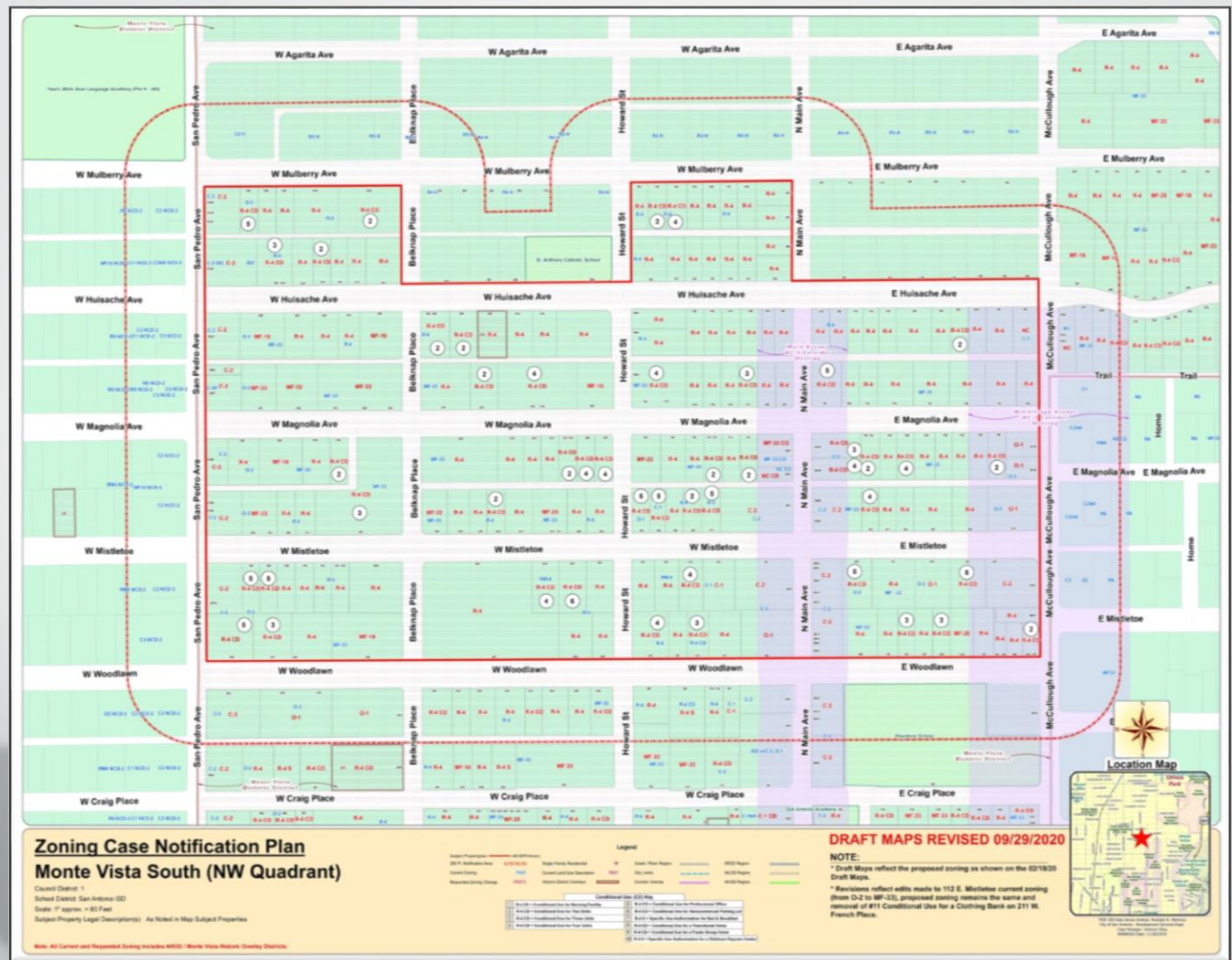
- Circled numbers on the map are referenced in the legend as conditional uses
- Conditional Use Zoning is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations (or unique development requirements) would be compatible with adjacent land uses



Legend			
6.5979 Acres)			
Single Family Residential	1R	Creek / River Region	
Current Land Use Description	TEXT	City Limits	
Historic District Overlays		Corridor Overlay	
Conditional Use (CD) Key			
R-4 CD = Conditional Use for Nursing Facility	5	R-4 CD = Conditional Use for Profession	
R-4 CD = Conditional Use for Two Units	6	R-4 CD = Conditional Use for Noncomm	
R-4 CD = Conditional Use for Three Units	7	R-4 S = Specific Use Authorization for B	
R-4 CD = Conditional Use for Four Units	8	R-4 CD = Conditional Use for a Transition	
	9	R-4 CD = Conditional Use for a Foster Gr	
	10	R-4 S = Specific Use Authorization for	



# NORTH WEST MAP









# REZONING PROCESS

- Rezoning Notifications are sent to property owners affected by the rezoning and property owners within 200 feet (both hearings)
- Notification is sent to registered Neighborhood Association and posting of signs
- Community Meetings are held
- Rezoning Project moves to Zoning Commission for Public Hearing and Recommendations
- Rezoning Project moves to City Council for Public Hearing and Consideration



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**  
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



Manager: NAME, Planner  
Address: EMAIL@sanantonio.gov

Phone Number: 210-207-####

## Notice of a Zoning Commission Public Hearing Regarding Case #

You are invited to attend a public hearing regarding the requested zoning change described below because you are an owner of property within 200 feet of this property or a representative of a registered neighborhood association. At the public hearing, you will have the opportunity to express your support or opposition to the zoning change. You may also submit written comments on the form below or to the case manager listed above by mail or email no later than 4:00 pm the day prior to the scheduled hearing.

Hearing Location: CLIFF MORTON DEVELOPMENT & BUSINESS SERVICES CENTER  
1901 SOUTH ALAMO STREET (78204) BOARD ROOM

Date and Time: TUESDAY, DATE - 1:00 PM (may be considered after this time)

*The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested forty-eight (48) hours prior to the meeting by calling (210) 207-7720 V/TTY for assistance. Spanish language interpreters are available at the meeting. These services are available for free to our citizens.*

## ZONING CHANGE REQUEST

ADDRESS:	
LEGAL DESCRIPTION: PROPOSED ZONING DISTRICT CHANGE: For more information regarding uses allowed per district contact the case manager or visit: <a href="https://docsonline.sanantonio.gov/FileUploads/dsd/Examplespermitteduses.pdf">https://docsonline.sanantonio.gov/FileUploads/dsd/Examplespermitteduses.pdf</a>	FROM: TO:

### Zoning Commission Response Form – Zoning Case #

You may use either this form to submit comments to the Development Services Department, P.O. Box 839966 San Antonio, Texas, 78283-3966 or you may email your comments to the case manager above. Include your name and address. Comments are due by 4:00 p.m. of the day PRIOR to the scheduled hearing. Please note that all information submitted to the City is subject to the Public Information Act and may be disclosed pursuant to an open record request.

Name/Nombre: \_\_\_\_\_ Telephone/Teléfono: \_\_\_\_\_

Address/Dirección: \_\_\_\_\_

( ) In Favor/A Favor

( ) In Opposition/En Oposición

Comments/Comentarios: \_\_\_\_\_

Signature (required) \_\_\_\_\_

Case Manager: NAME/NUMBER/EMAIL





# TENTATIVE TIMELINE

## NEIGHBORHOOD ASSOCIATION & COMMUNITY MEETINGS

Initial Community Meetings  
October 30, 2019  
November 3, 2019

Virtual Community Meetings  
October 7, 2020  
October 8, 2020

## ZONING COMMISSION

November 3,  
2020

December 3,  
2020

## CITY COUNCIL



# URL INFO TO WEBSITE

GO  
TO

[www.sanantonio.gov/DSD](http://www.sanantonio.gov/DSD)

HOVER  
&  
CLICK

HOVER OVER **Resources**  
CLICK **Codes and Ordinances**

CLICK

Zoning Updates,  
Large Area Rezoning –  
Monte Vista

URL

<https://www.sanantonio.gov/DSD/Resources/Codes#233873983-large-area-rezoning---monte-vista>

## DEVELOPMENT SERVICES HOME

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CONSTRUCTING IN SAN ANTONIO >

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RESOURCES >

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### COMMERCIAL PERMIT FEE

A restructured fee for commercial permits streamlining the development process.

CODES/ORDINANCES

ICC CODE UPDATES

ZONING UPDATES

UNIFIED DEVELOPMENT

INFILL DEVELOPMENT ZONE (IDZ) • RM-4 / MF-33 CCR • LARGE AREA REZONING - MONTE VISTA

In 2017, DSD received a Council Consideration Request (CCR) jointly submitted by Councilman





## DEVELOPMENT SERVICES

[sa.Gov Home](#) > [DSD](#) > [Resources](#) > [Codes & Ordinances](#)

## CODES & ORDINANCES

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### SA.GOV RELATED SITES

#### FIRE MARSHAL

#### OFFICE OF HISTORIC PRESERVATION

#### STORM WATER

#### MORE LINKS...

### HELPFUL LINKS

#### BEXAR APPRAISAL (BCAD)

#### BEXAR COUNTY LAND DATA

## CODES & ORDINANCES OVERVIEW

Development in the City of San Antonio requires conformance with all adopted building codes, land use regulations and the City's design and construction standards.

On June 21, 2018, San Antonio City Council approved the adoption of the 2018 International Code Council (ICC) Building-related, Fire and Property Maintenance codes with local amendments, with an effective date of October 1, 2018.

### CODES/ORDINANCES

### ICC CODE UPDATES

### ZONING UPDATES

### UNIFIED DEVELOPMENT CODE

**INFILL DEVELOPMENT ZONE (IDZ) • RM-4 / MF-33 CCR • LARGE AREA REZONING - MONTE VISTA**

### MONTE VISTA SOUTH – LARGE AREA REZONING – COUNCIL DISTRICT 1: Zoning Case Z-2019-10700295

#### Background:

- A CCR by Councilman Roberto C. Trevino was issued on Oct. 5, 2017 to review and rezone properties generally bound by West Mulberry Avenue, U.S. Highway 281, East Huisache Avenue, West Ashby Place, and San Pedro Avenue.
- A Resolution # 2017-11-09-0042R was approved by Council on Nov. 9, 2017.

#### Location:

- Properties along West Mulberry Avenue to the North, U.S. Highway 281 North to the East, East Huisache Avenue, Trail Street and West Ashby Place to the South, and San Pedro Avenue to the West.
- 471 properties within the boundary

#### Summary:

The District 1 Council Office has requested that Development Services Department facilitate a Large Area Rezoning project. These properties are generally bounded by West Mulberry Avenue from the north, San Pedro Avenue from the West, West Ashby Place from the south, and East of McCullough Avenue.

Please join us at either one of the community meetings listed below where detailed information will be provided. There will be a

# CONTACT US

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- E: [alina.phillips@sanantonio.gov](mailto:alina.phillips@sanantonio.gov)

## **Mary Lovell – Senior Planner**

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